



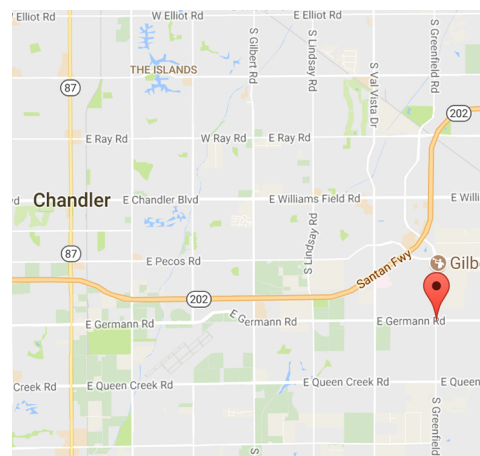
**355 and 365 E. Germann Rd.
Gilbert, AZ 85297**

The Reserve at San Tan - Phase III

The Reserve at San Tan is a Class “A” business park conveniently located at the intersection of Gilbert and Germann roads, less than a half mile from the Loop 202 Freeway. The project appeals to and is able to accommodate a broad tenant base ranging from local start-ups to national firms.

Project Highlights

- Adjacent to Crossroads Towne Center consisting of over 1.2 million square feet of retail amenities
- 2 floors of move-in ready built out creative spec suites in a range of square footages and configurations each with its own IT room and conduit in place for data/communications cabling
- 5.5 per 1,000 parking ratio with covered, reserved stalls available
- Green building principles used throughout the design and construction process to achieve efficient energy usage
- Access to the Loop 202 via a full diamond interchange at Gilbert and Cooper Roads
- Prominent frontage on Germann Road



The Reserve at San Tan - Phase III

Developer

Orsett Properties, Ltd.

Building Use

Office

General Contractor

Layton and Willmeng

Building Architect

Butler Design Group

Size

150,000 sq. ft.

Interior Architect

Phoenix Design One

Completion Date

2019-2020

Submarket

Southeast Valley/Gilbert

